



## 17 The Rise

Trearddur Bay, LL65 2UY

- Very Impressive & Substantial Detached Family Home
- Boasting Fabulous Views Of Beach, Sea, Coastline & Distant Mountain Views
- Pedestrian Short Cut Directly To The Beach & Trearddur's Bustling Village
- With Adjoining Annexe
- Off-Road Parking, Detached Double Garage
- Generous South Facing Lawned Gardens & Patio/Entertaining Areas





## Luxury Coastal Family Home – Trearddur Bay

An exceptional, architect-designed detached residence positioned in one of the most prestigious areas of Trearddur Bay. This expansive five-bedroom home (over 3,000 sq ft), complete with a self-contained annexe, offers a rare combination of space, privacy, and breathtaking coastal views. Set within a quiet cul-de-sac and enjoying an elevated south-facing position, the property captures panoramic views across the coastline.

### Interior Highlights

- Spacious reception hallway with feature spiral staircase
- Large split lounge/diner with direct garden access
- High-spec kitchen with Zebrano work surfaces and premium appliances
- Ground floor bedrooms including en-suite with garden access and sea views
- Balcony terrace offering spectacular panoramic scenery
- Quality finishes including Brazilian mahogany glazed doors and hardwood flooring

### Annexe Features

- Independent access with living room, kitchen, bedroom, and bathroom
- Additional attic rooms for flexible use (office, guest space, storage)
- Ideal for extended family, or guest accommodation

### Outdoor Features & Parking

- Generous lawned gardens and raised patios
- Multiple entertaining and seating areas
- South-facing sun trap garden
- Detached double garage with remote access
- Landscaped front garden with low-maintenance design

### Location

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Located in the popular village of Trearddur Bay and occupying an elevated position boasting stunning views of the beach, sea and coastline yet only a short walk from the beach and village amenities which include a local shop, a Spar and various pubs and restaurants notably The Sea Shanty, Ocean's Edge and The Sea croft.

### Agents Notes

The adjoining annexe currently does not have planning consent to let out.

Prospective buyers would need to make their own enquiries with the local authority to obtain the necessary consents.

The property is of standard construction under a tiled roof.

If you arrange a viewing of this property, you will receive a confirmation email in your inbox.

Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

Lucas Estate Agents recommend clients/customers to use the conveyancing services of Mackenzie Jones Solicitors. The client/customer will receive a free, no obligation conveyancing quote from Mackenzie Jones Solicitors, should the client/customer proceed to engage the services of Mackenzie Jones Solicitors, and a property transaction successfully completes, then Lucas Estate Agents will receive a referral fee of £120 inclusive of VAT.

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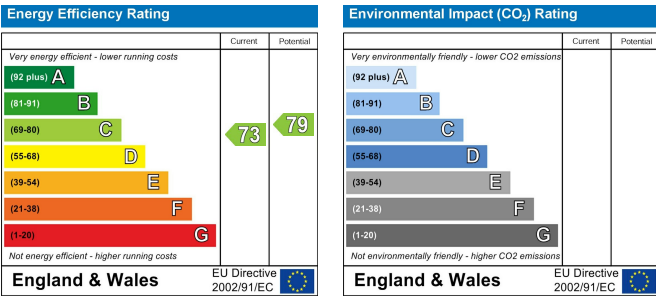
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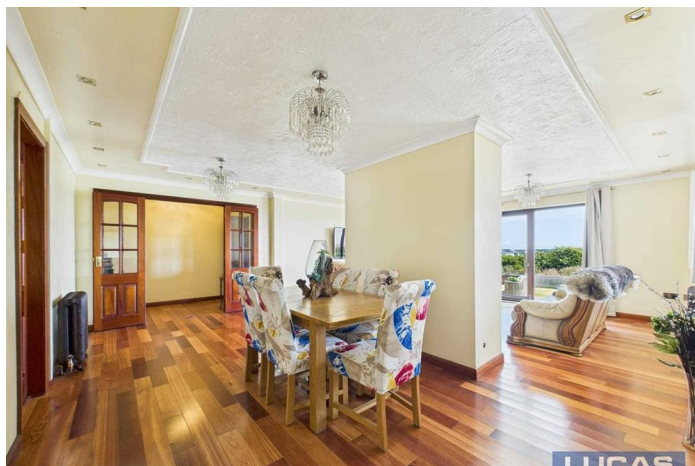
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Local Authority **Isle of Anglesey**  
Council Tax Band **G**  
EPC Rating **C**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.